

Situs : 379 N WARREN AV	PARCEL ID: 042-034	Class : 390	Card: 1 of 1	Printed: October 28, 2020
--------------------------------	---------------------------	--------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
STADELMANN JOSEPH 56 CHERRY ST BROCKTON MA 02301 19055/93 11/09/2000	Living Units Neighborhood 431 Alternate ID 152-1 WARREN Vol / Pg 19055/93 District Zoning R2 Class COMMERCIAL

Property Notes
W/ LOT 42-55 PRKG



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	4,492		22,640
Total Acres: .1031 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	22,600	22,600	0	21,600
Building	6,800	6,800	0	5,800
Total	29,400	29,400	0	27,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
04/14/04	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/29/01	34637	0	BLDG Raze 3 Fam Hous	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/00	40,000	Land + Bldg	Family Sale	19055/93		STADELMANN JOSEPH
10/31/97	43,000	Land + Bldg	Sale After Foreclosure	15606/187		
09/01/83	55,000	Land + Bldg				

Inspection Witnessed By _____

Situs : 379 N WARREN AV

Parcel Id: 042-034

Class: 390

Card: 1 of 1

Printed: October 28, 2020

Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
------	------	-----	-------	-------	---------	-------	-------	------	------	-----	-------	-------	---------	-------	-------

Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
------	------	--------	-------	-------	-----	------	-------	-----	-----	-------

1	Asph Pav	2004	1	4,400	1	4,400	C	3	3	6,840
---	----------	------	---	-------	---	-------	---	---	---	-------

Situs : 379 N WARREN AV

Parcel Id: 042-034

Class: 390

Card: 1 of 1

Printed: October 28, 2020

Additional Property Photos

Situs : 379 N WARREN AV	Parcel Id: 042-034	Class: 390	Card: 1 of 1	Printed: October 28, 2020
-------------------------	--------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1			
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income				
								Total Gross Building Area			
								Replace, Cost New Less Depr			
								Percent Complete			100
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			0.00

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			